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**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
SUPPLEMENTARY AGENDA**

**Thursday, April 28, 2016**

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORT</u>	<u>ACTION</u>
2	NCLGA Resolution – Unconditional Local Government Grants	Ratify
	<u>CORRESPONDENCE</u>	
3	Omineca Beetle Action Coalition - Members' Quick Notes – April 19, 2016	Receive
	<u>ELECTORAL AREA PLANNING</u>	
	<u>Correspondence</u>	
4-5	Northern Health Public Health Unit Re: SGJ BC Ventures (HBH) Electoral Area "A" <i>(Please see DVP Application Report Pages 174-194 in April 28, 2016 Agenda)</i>	Receive
6	Derek Botchford (applicant) RE: SGJ BC Ventures (HBH) Electoral Area "A" <i>(Please see DVP Application Report Pages 174-194 in April 28, 2016 Agenda)</i>	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

**Unconditional Local Government Grants****Regional District of Bulkley-Nechako****Town of Smithers****Village of Telkwa****District of Houston****Village of Granisle****Village of Burns Lake****Village of Fraser Lake****District of Vanderhoof****District of Fort St. James**

**WHEREAS**, previously, local governments received annual Unconditional Grants from the Province in two payments, one at the end of March and the other at the end of June;

**AND WHEREAS** the 2016 grants are being paid in a single payment at the end of June, creating a cash flow hardship for small local governments that depend on the March payment to meet their operational needs;

**THEREFORE BE IT RESOLVED** that NCLGA and UBCM lobby the Provincial Government to process two payments annually to alleviate cash flow hardships.



## Members' Quick Notes

April 19, 2016

*This update provides a brief summary of current affairs for Omineca Beetle Action Coalition (OBAC) member governments and can be used by Directors to brief external organizations.*

### ***STRENGTHENING COMMUNITY INPUT INTO FOREST MANAGEMENT DECISIONS...***

OBAC believes that community resilience considerations should be at the heart of forest management decisions, and has recommended that the province "amend legislation to require that the goals and objectives expressed by local communities are considered in forest management decisions". Local communities have a responsibility to work with the province to identify specific solutions. The Coalition has begun focused engagement with the Skeena and Omineca Regional Management Teams of Forests, Lands, and Natural Resource Operations.

The outcomes of this strengthened community engagement are anticipated to be: Improved methods and capacity for including regional and local community interests and priorities in decisions; decisions demonstrably reflect local interests; communities have greater confidence in and support for decisions.

### ***REGIONAL WILDFIRE FORUM...***

A priority of the October 2015 Wildfire Symposium was the formation of a regional body that would meet periodically to deal with matters such as those identified at the October workshop.

A meeting between key stakeholders on February 29, 2016 confirmed the need and willingness to form the Regional Wildfire Forum.

The primary purpose of the Regional Wildfire Forum is to encourage collaboration on prevention, planning, response and mitigation that are appropriate to each particular community, and help integrate or coordinate plans done by various agencies at various scales.

To achieve this, the Forum will:

- 1) Move forward on the common, high priority recommendations from the Oct. 2015 Workshop.
- 2) Adopt and support practices that improve interagency information sharing about the planning and operational aspects of wildfire management.
- 3) Improve processes to ensure more effective community input to fire management plans, including more dialogue about values at risk.

### ***WORKPLAN 2016 -2017***

On April 15, 2016, the Board approved a workplan for 2016 - 2017. The workplan will include the completion of the Coalition's current initiatives and projects.

The OBAC is led by a Board of the region's Mayors, Councilors and Regional District Chairs. The members of the Coalition are: The Regional District of Bulkley - Nechako; The Regional District of Fraser - Fort George; The City of Prince George; The Town of Smithers; The District of Vanderhoof; The District of Fort St. James; The District of Houston; The District of Mackenzie; The Village of Burns Lake; The Village of Fraser Lake; The Village of Granisle; The Village of McBride; The Village of Telkwa; and The Village of Valemount.

April 25, 2016

Jason Llewellyn, Director of Planning  
Jennifer MacIntyre, Planner  
Regional District of Bulkley-Nechako  
P.O. Box 820  
Burns Lake, BC  
V0J 1E0

**RE: Bylaw Referral- File A-03-16**

Dear Mr. Llewellyn and Ms. MacIntyre,

I am writing this letter in regards to the rezoning application for the subject property at Lot A, Section 5, Township 4, Range 5, Coast District, Plan EPP660, located at 1244 Raymond Rd; and Lot B, Section 5, Township 4, Range 5, Coast District, Plan EPP660. Lot B is currently split zoned as Ag1 and C3, while Lot A is zoned as H1. The owners are applying to have a 1.9ha portion of Lot B, zoned Ag1, added to the existing Lot A, to create proposed Lot 1. In doing so, the applicants are applying for a variance to the minimum parcel size for rezoning from 16ha to 3.9ha. The owners plan to pursue subdivision (lot line adjustment) of the subject properties, so that Lot A and the 1.9ha portion of Lot B become one parcel.

**Approval is recommended subject to the following condition(s):**

**SEWAGE DISPOSAL:**

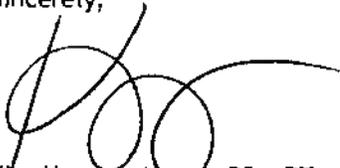
A suitable on-site sewage disposal area (with reserve field) for the waterfront portion of proposed Lot 1 should be identified and supported with proper preliminary planning documentation, such as a soil assessment through percolation hole tests and observation holes. The applicant is recommended to seek the aid of an Authorized Person under the *Sewerage System Regulation* [BC Reg 326/2004] to perform a preliminary assessment. The applicant may refer to the *Standard Practice Manual* (v.3). Since this proposed area is within the flood plain as described by the Regional District of Bulkley-Nechako Floodplain Bylaw, if a suitable area is found, a clear explanation about how the sewage disposal system will be protected or unaffected by the higher probability of flooding is recommended. There may be limited suitable areas for sewage disposal; therefore the Regional District may consider applying a legal instrument (such as a covenant) to reserve those identified areas for sewage disposal only. Alternatively, the applicants may identify a suitable on-site sewage disposal area (with reserve field) within the northern section of Proposed Lot 1. If this alternative is chosen and the residence is constructed on the riverfront area, then a legal instrument will be required to ensure the owners of Proposed Lot 1 have legal access to all components of their sewage disposal system.

**DRINKING WATER:**

For this proposal, Northern Health will not require the applicant to prove availability of potable water. However, pursuant to the *Drinking Water Protection Act* [SBC 2001 c.9] and *Regulation* [BC Reg 200/2003], the owner/operator of a water supply system must obtain an operating permit and comply with regulatory requirements. A water supply system is a domestic water system (i.e. Used for drinking water and other domestic purposes) that serves more than one single-family residence.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for providing me the opportunity to comment on this referral.

Sincerely,



Kira Horning (Jang), BSc, BTech, CPHI(C)  
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RDBD

Thank you for the comments upon reviewing our application. Our intent has always been and remains to be maintaining the farming aspect of our ranch. With regards to the current C3 zoning we are still working towards furthering our agro tourism business. Shortly after we received the C3 zoning we had contractors look at our 100 year old barn which to us was the centre piece to the entire agro tourism potential. We found out that the foundation was completely rotted out and that the roof was hanging on by a thread. They literally said the next wind storm could blow it over. To keep this barn up we had to put all our resources into fixing it up and saving it. This took an entire year to complete and was extremely expensive. It set us back a couple years on all our plans, but it is important to note that our intent has never wavered.

The old farmhouse was also completely decrepit and took a complete reno to save. We have spent a lot of money and time saving the old farm buildings as they are a key component to the future agro tourism plans. In our opinion a big part of the reason tourists go to experience a farm is having the old original buildings there to look at and enjoy. There is a reason everyone wants to have barn wood furniture, and rustic accents in their homes now. It is very much in fashion and people love to go to old farms and see all that original wood. All our buildings are completely safe for use now and look nearly identical as they did 100 years ago and this was no easy task.

We brought some horses to the property in 2014 and quickly realized the existing fences were not up to par for our needs to have any animals. Although they looked totally serviceable they collapsed with any pressure. Due to the incredible expense of saving the barn we had to wait on building the new fences. We spent last summer planning and budgeting for the new fencing that we will be putting in June 2016. Once our fences are completed this summer we expect to finally have our horses for trail rides, and a small herd of cattle.

We could certainly speak about everything we have done so far with an incredible investment to the future of our agro tourism plans. We have brought valuable economy to the community, we have and will continue to promote agriculture and farm activities and hopefully will recoup our investments as we attempt to utilize our farm more months out of the year. Our intent remains the same and with a new website for our farm activities planned for this year, our fencing project, our farm to table barn dinners (going into 2nd season) and much more we are fully on track to reach our goals.

The owner of the both these properties SGJ/BC Ventures Inc purchased the 2 ha lot with the vacant trailer with the plan in mind to attach another 1.9 ha to it so it would be serviceable for our plans for a hobby farm. Myself Derek Botchford and my wife Andrea Soto will be purchasing it this year and following through with our plans. Under its current size it is not possible for us to implement our hobby farm plans. As an alternative plan we could use the existing serviced site with the abandoned mobile trailer and attach 1.9 ha of adjacent land to it to allow for the 3.9 ha needed for our plans. If it is acceptable to the board we would be inclined to attach 1.9 acres of property adjacent to the trailer so we can have the land needed for the hobby farm, since it is apparent the property along the river is not considered suitable. Thank you again for your time and consideration.

Derek Botchford